MOUNTAIN TITLE COMPANY, INC. MAX D. RALIS and LILLIAN M. RALIS, husband and wife

Grantor irrevocably grants, bargains, sells and conveys to trustee in trust, with power of sale, the property as Beneficiary,

So the time on the car the time been the cold in the relief is expressed by the defined the fraction to the finding to the military forces and

in Klamath County, Oregon, described as:

Lot 6, Block 9, FIRST ADDITION TO CYPRESS VILLA, according to the official plat thereof on file in the office of the County Clerk of Klamath County, Oregon.

There shall be no prepayment penalty.

together with all and singular the tenements, hereditaments and appurtenances and all other rights thereunto belonging or in anywise now or hereafter appertaining, and the rents, issues and profits thereof and all fixtures now or hereafter attached to or used in connection with said real estate.

FOR THE PURPOSE OF SECURING PERFORMANCE of each agreement of grantor herein contained and payment of the THIRTY-FIVE THOUSAND AND NO/100.

note of even date herewith, payable to beneficiary or order and made by grantor, the final payment of principal and inferest hereof, if PER TERMS OF NOTE, 19
not sooner paid, to be due and payable per more of the date of maturity of the debt secured by this instrument is the date, stated above, on which the final installment of said note becomes due and payable.

The chove described real property is not currently used for agricultural, timber or grazing purposes.

The date of maturity of the debt secured by this instrument is the becomes due and payable.

The above described real property is not currently used for agricultural, the control of the security of this trust deed, grantor agrees.

To protect the security of this trust deed, grantor agrees.

1. To protect, preserve and maintain said property in good condition and repair, not or permit any waste of said property in good and workmanlike in the control of the company of the control of

if the trial court, granto, and the beneficiary's of the trial court, granto, and the pelline court shall adjudge reasonable as the beneficiary's of the taken ney's lees on such appeal.

It is mutually agreed that:

It is mutually agreed that any portion of the monies payable right, if it is elects, to require that all or any portion of the monies payable tright, if it is elects, to require that all or any portion of the amount required as compensation for such taken, which are to pay all reasonable costs, expenses and attorney's fees necessarily paid or incurred by the trial and appellate courts, necessarily paid or incurred by the trial and appellate courts, necessarily paid or incurred by the trial and appellate courts, necessarily paid or incurred by the trial and appellate courts, necessarily paid or incurred by seed to the trial and appellate courts, necessarily paid or incurred by the indebtedness secured hereby; and grantor agrees, at so own expense, to take such actions secured hereby; and grantor agrees, at so own expense, to take such actions and execute such instruments as shall be necessary in obtaining such commended the payable of time upon written request of beneficiary, payment of its fees and presentation of this deed and the note for time of the payment of the indebtedness, trustee may the liability of any person for the payment of the indebtedness, trustee may the liability of any person for the payment of the indebtedness, trustee may the liability of any person for the payment of the indebtedness, the lability of any person for the payment of the indebtedness, the lability of any person for the payment of the indebtedness, the lability of any person for the payment of the indebtedness, the lability of any

(a) consent to the making of any map or plat of said property; (b) join in granting any easement or creating any restriction thereon; (c) join in any subordination or the nagreement affecting this deed or the lien or charge subordination or the nagreement affecting this deed or the lien or charge subordination or charge subordination or without warranty, all or any part of the property. The thereof; (d) reconveyance may be described as the "person or persons grantee in any conveyance may be described as the "person or persons the part of the property. The beconclusive proof of the truthfulness thereon of any matters or lacts shall legally entitled thereto," and the recitals thereon of any of the services mentioned in this paragraph shall be not less than \$5.

10. Upon any default by grantor hereunder, beneficiary may at any time without notice, either in person, by agent or by a receiver to be applied by a court, and without regard to the adequicy of any security for pointed by a court, and without regard to the adequicy of any security for the indebtedness hereby secured, enter upon and take possession of said property issues and expenses of operation and collection, including reasonable attorless costs and expenses of operation and collection, including reasonable attorney's lees upon any indebtedness secured hereby, and in such order as beneficiary may determine.

ney's tees upon any independent of any independent of any independent of the interest of the interest of the proceeds of the and other collection of such tents, issues and profits, or the proceeds of the and other collection of such tents, issues and profits, or the proceeds of the and other consumers opticies or compensation or awards for any taking or damage of the insurance policies or compensation or release thereof as aloresaid, shall not cure or property, and the application or release thereof as aloresaid, shall not cure or waive any default or notice of default hereunder or invalidate any act done pursuant to such notice.

pursuant to such notice.

12. Upon delault by grantor in payment of any indebtedness secured hereby or in his periormance of any agreement hereunder, the beneficiary may hereby or in his periormance of any agreement hereunder, the beneficiary may hereby or in his periormance of any agreement hereunder, the beneficiary may hereby immediately due and payable. In such an event the sum of the proceed to foreclose this trust deed by in equity as mortgage or direct the trustee to foreclose this trust deed by in equity as a mortgage or direct the trustee beneficiary or the trustee shall not execute and sale. In the latter event be beneficiary or the trustee shall execute the said described real property to satisfy the obligations secured to sell the said described real property to satisfy the obligations secured thereby, whereupon the trustee shall its the time and place of sale, give notice thereby, whereupon the trustee shall its the time and place of sale, give notice thereby are provided in ORS 86.740 to 86.795.

13. Should the beneficiary elect to foreclose by advertisement and sale than after default at any time prior to live days before the date set by the trustee for the mount then due under the terms of the trust deed and trustees lot the mount then due under the terms of the trust deed and the obligation secured thereby (including costs and expresses actually incurred in obligation secured thereby (including costs and expresses actually incurred in obligation as even of the obligation and trustees and attorney's lees not encorring the amounts provided by law) other than such portion of the princeeding the amounts provided by law) other than such portion of the princeeding the amounts provided by law) other than such portion of the princeeding the amounts provided by law) other than such portion of the princeeding the amounts provided by law) other than such portion of the princeeding the amounts provided by law) other than such portion of the princeeding the amount then be due had no default occurred, and th

the default, in which event all loreclosure proceedings shall be dismissed by the trustee.

14. Otherwise, the sale shall be held on the date and at the time and place designated in the notice of sale or the time to which said sale may place designated in the notice of sale or the time to which said sale may be postponed as invovided by law. The trustee may sell said property either in one parcel or in separate parcels and shall sell the parcel or parcels at in one parcel or highest bidder for cash, payable at the time of sale. Trustee auction to the highest bidder for cash, payable as equired by law conveying shall deliver to the purchaser its deed in lower required by law conveying shall deliver to the purchaser its deed in lower are required by law conveying the property of the recitals in the deed of any mattern of fact shall be conclusive proof of the trusthuluness thereol. Any person, excluding the trustee, but including the farthful sells pursuant to the powers provided herein, trustee shall apply the proceeds of sale to payment of (1) the expenses of sale, inshall apply the proceeds of sale to payment of (1) the expenses of sale, inshall apply the proceeds of sale to payment of (1) the expenses of sale, inshall apply the proceeds of sale to payment of (1) the expenses of sale, inshall apply the proceeds of sale to payment of the trust deed, (3) to all persons attorney, (2) to the obligation secured by the trust deed, (3) to all persons attorney, (2) to the obligation secured by the trust deed, (3) to all persons attorney, (2) to the obligation secured by the frust deed, (3) to all persons attorney, (2) to the obligation secured by the rivest of the trustee in the trust deed as their interests may appear in the order of their priority and (4) the surplus if any, to the grantor or to his successor in interest entitled to such surplus.

surplus, it any, to the grantor or to his successor in interest entitled to such surplus.

16. For any reason permitted by law beneficiary may from time to time appoint a successor or successors to any trustee named herein or to any successor trustee appointed hereunder. Upon such appointment, and without conveyance and duties conferred upon any trustee herein named or appointed powers and duties conferred upon any trustee herein named or appointed hereunder. Each such appointment and substitutionable between the successor trustee and instrument accusted by beneficiary, containing reference to this trust deed instrument accusted by beneficiary, containing reference to this trust deed instrument of the control of the county or counties which the property is situated. Clerk or Recorder of the county or counties which the property is situated, shall be conclusive proof of proper appointment of the successor trustee. Shall be conclusive proof of proper appointment of the successor trustee. Shall be conclusive proof of proper appointment of the successor trustee. A schowledged is made a public record as provided by law. Trustee is not foliated in notify any party hereto of pending sand under any other deed of shall be a party unless such action or proceeding in which grantor, beneficiary or trustee shall be a party unless such action or proceeding is brought by trustee.

NOTE: The Trust Deed Act provides that the trustee heraunder must be either an attorney, who is an active member of the Oregon State Bar, a bank, trust company or savings and loan association authorized to do business under the laws of Oregon or the United States, a title insurance company authorized to insure title to real savings and loan association authorized to do business under the laws of Oregon or the United States or any agency thereof, or an escrow agent licensed under ORS 696.505 to 696.505.

we amplicate, agains or branchest the United Erates or any integer thousan, or The grantor covenants and agrees to and with the beneficiary and those claiming under him, that he is lawfully seized in fee simple of said described real property and has a valid, unencumbered title thereto except none

and that he will warrant and forever defend the same against all persons whomsoever.

The grantor warrants that the proceeds of the loan represented by the above described note and this trust deed are:

(a)\* primarily for grantor's personal, family, household or agricultural purposes (see Important Notice below),

(b) Not an argunization of Xeven II Flanton as a matural person of North Mark and North Annual Control of North

This deed applies to, inures to the benefit of and binds all parties hereto, their heirs, legatees, devisees, administrators, execu-personal representatives, successors and assigns. The term beneficiary shall mean the holder and owner, including pledgee, of the

tors, personal representatives, successors and assigns, the contract secured hereby, whether or not named as a benefici masculine gender includes the teminine and the neuter, and	the singular manager	
IN WITNESS WHEREOF, said grantor has	s hereunto set his hand the day and ye	ear first above written.
*IMPORTANT NOTICE: Delete, by lining out, whichever warranty not applicable; if warranty (a) is applicable and the beneficiary as such word is defined in the Truth-in-Lending Act and Regulated beneficiary MUST comply with the Act and Regulation by mad disclosures; for this purpose, if this instrument is to be a FIRST lithe purchase of a dwelling, use Stevens-Ness Form No. 1305 of this instrument is NOT to be a first lien, or. is not to finance of a dwelling use Stevens-Ness Form No. 1306, or equivalent.	lation Z, the king required en to finance or equivalent; the purchase	Leg
(if the signer of the above is a corporation, use the form of acknowledgment opposite.)	93.490]	
STATE OF OREGON	STATE OF OREGON, County of	) ss.
County of Standard St.	. 19	
Personally, appeared the above named	Personally appeared	
Personally appeared the above named. DALE W. KEY and VERYE J. KEY,	duly sworn, did say that the former is the	
husband and wife	president and that the latter is the	
	secretary of	
and acknowledged the toregoing instru- ment to be white it yoluntary act and deed.  [Fetore me: (OFFICIAL )	a corporation, and that the seal affixed to corporate seal of said corporation and the sealed in behalf of said corporation by au and each of them acknowledged said insome deed.  Before me:	o the foregoing instrument is the of the instrument was signed and otherity of its board of directors;
SEAL) Notary Public for Oregon	Notary Public for Oregon	(OFFICIAL
My commission expires: ////6/87	My commission expires:	SEAL)
	indebtedness secured by the toregoing trust are directed, on payment to you of any sums ences of indebtedness secured by said trust of thout warranty. to the parties designated by	deed (which are delivered to you the terms of said trust deed the
DATED:, 19		
Canada ad a 17 and and an amiguificancial and and Age.	Benef.	
Do not lose or destroy this Trust Dood OR THE NOTE which it secu	eres. Both must be delivered to the trustee for cancellation	n before reconveyance will be made.
TRUST DEED  (FORM No. 881-1)  STEVENS-NESS LAW PUB. CO., PORTLAND, ORE.	County I ce	F OREGON, of Klamath strify that the within instru-
ML. & MES. Date 11. 160	15th day	received for record on the of March, 19.84, o'clock M. and recorded el/volume No.M84 on
Mr. & Mrs. Max D. Ralls	FOR page 122 RECORDER'S USE instrument	7or as document/fee/file//microfilm No. 34513, Mortgages of said County.
93 (Manage Beneficiary		ness my hand and seal of

Fee: \$8.00

AFTER RECORDING RETURN TO MOUNTAIN TITLE COMPANY, INC.